

RESIDENTIAL BUILDING SURVEY

XXXX

XXXX

Ely
Cambridgeshire
CB6 XXX



FOR

Mr X

Prepared by:

XXXXXX

INDEPENDENT CHARTERED SURVEYORS



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INTRODUCTION

Firstly, may we thank you for your instructions of XXXX; we have now undertaken an independent Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on XXXX.

The Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings.

We then go through a detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some general information on the property market.

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a property is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report, which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the property is yours but we will do our best to offer advice to make the decision as easy as possible.

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REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

GENERAL/HISTORICAL INFORMATION

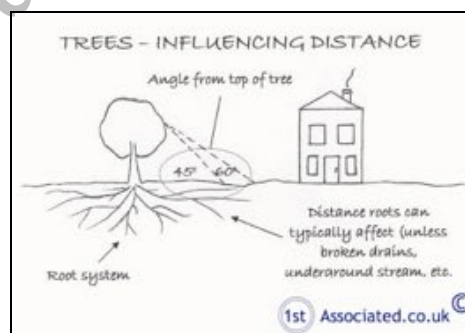
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.



Influencing distance of trees

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent

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upon cost, time available and the length of time you wish the repair/replacement to last.

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SYNOPSIS

SITUATION AND DESCRIPTION

The main part of this property is a detached two storey property, there is also a two storey rear right extension and various single storey extensions. The property has been much amended, extended and altered over the years. There is also a conservatory to the rear right. This building has been the main focus of our report.

There are several outbuildings with the property, a detached double garage to the right, single long garage behind the property, media office/studio rear left and various other sheds.

The property sits on a sloping site with lots of mature trees. We believe that the area was once a river bed which we comment further upon within the report. It is close to the aerial/mast which was once part of the radio station which was next door to this property.

We believe that the property was originally a cottage that has been developed and extended, likely to be from the mid 1800's to the early 1900's. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

We have carried out a brief inspection to ascertain if the building is listed via the BritishListedBuildings.co.uk website. We have found it not to be recorded as listed.

ACTION REQUIRED: Your legal advisor needs to check and confirm all of the above.

Putting Life into Perspective!

Some of the things that were happening around the time the property was built:

1857	It's a girl! Queen Victoria gives birth to her daughter Princess Beatrice
1896	The first modern Olympic Games in Athens was a great success
1928	Women aged over 21 were given the same voting rights as men
1936	The Hoover Dam is completed between Nevada and Arizona
1941	The National Fire Service is established during WWII

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1947 The Polaroid camera is invented by Edwin Land, say cheese!

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EXTERNAL PHOTOGRAPHS



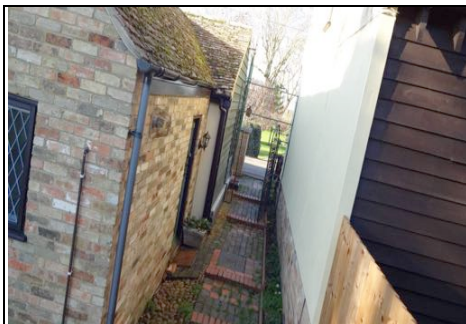
Front shiplap boarded part of property



Front view



Rear view



Left view



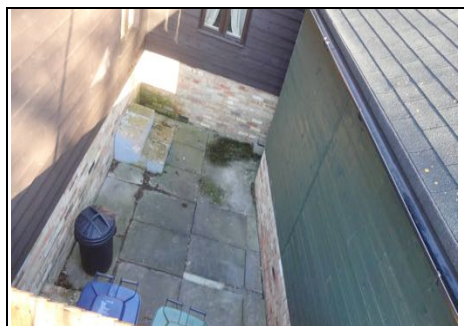
Inner right view



Conservatory right



Driveway



Fenced area we are advised is part of property



Field and path to the rear

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Outbuildings



Double garage to right



Right side garden
Double garage and numerous sheds



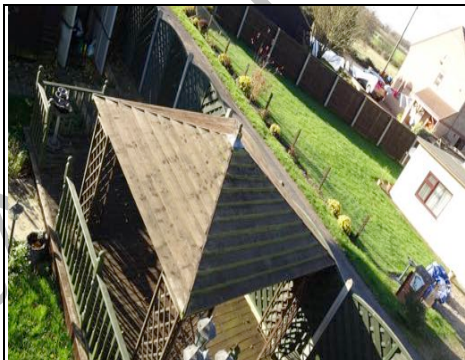
Studio rear left



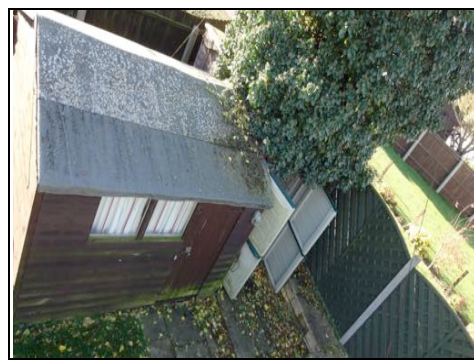
Single garage to rear



Outbuilding to left



Covered area to right



Shed to right

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ACCOMMODATION AND FACILITIES

(All directions given as you face the front of the property)

Ground Floor

The ground floor accommodation consists of:

- 1) Utility room rear left
- 2) Shower room front left
- 3) Kitchen
- 4) Feature entrance lobby middle
- 5) Dining room
- 6) Middle reception room (family room)
- 7) Study area middle rear (presently used as a bedroom)
- 8) Lounge rear right with mock inglenook fireplace
- 9) Conservatory far right
- 10) Porch right



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First Floor

The first floor accommodation consists of:

- 1) Stairs middle rear
- 2) Bathroom left
- 3) Bedroom front right
- 4) Single bedroom middle right
- 5) Master bedroom rear with shower



Outside Areas

There is a good sized garden and driveway to the right hand side and sitting out areas to the rear. There are several outbuildings with the property:

- 1) Double detached garage/work area to the right
- 2) Single long garage behind the property
- 3) Media office/studio rear left
- 4) Various sheds

Finally, all these details need to be checked and confirmed by your Legal Advisor.

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INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience.

Ground Floor



Front porch



Entrance hallway middle



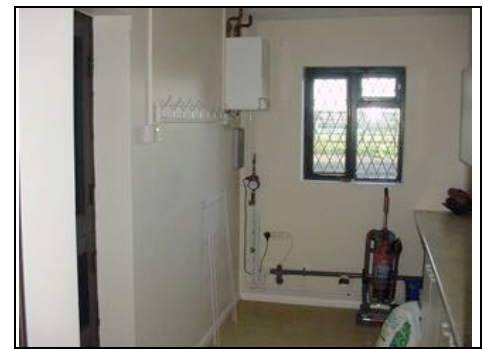
Shower room



Kitchen



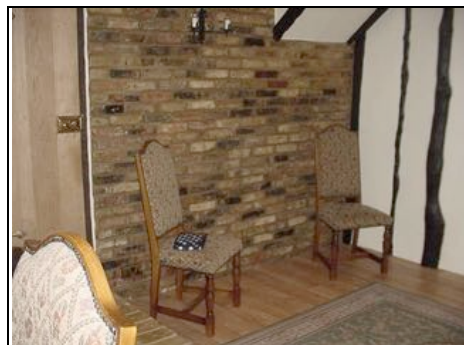
Kitchen



Utility room rear



Dining room



Middle reception room
(Family room)



Middle reception room
(Family room)

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Lounge rear right



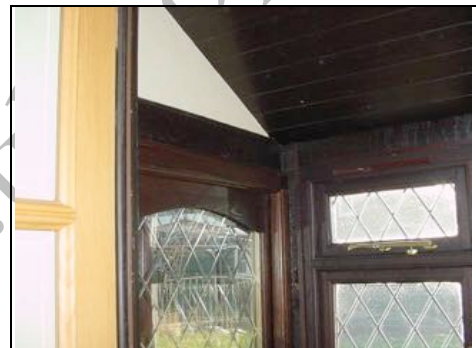
Lounge rear right



Inglenook fireplace in lounge



Study area middle rear



Porch right



Conservatory far right



Conservatory far right

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First Floor



Stairs middle rear



Bathroom left



Bedroom front right



Single bedroom middle right



Master bedroom



Master bedroom



Shower to master bedroom

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Two brick chimneys (right front and right rear)
Main and Rear Right Roof:	Pitched, clad with tiles
Dormer Windows:	Front: Two dormer windows Right: Two dormer windows Rear right: One dormer window
Low level roof:	Double and Single pitched clad with tiles
Conservatory roof:	Polycarbonate
Main Roof Structure:	Cut timber roof with thin timbers and steel support
Gutters and Downpipes:	Cast iron and Plastic (feed directly into the ground in some instances)
Soil and Vent Pipe:	Cast iron
Walls:	Painted render with some mock timbers Stretcher bond brickwork Shiplap boarding
Fascias and Soffits:	Painted timber
Windows and Doors:	Timber double glazed windows

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Internal

Ceilings:	Lath and plaster and modern plaster (assumed)
Internal Walls:	Mixture of solid and hollow, some with steel support and some with timber supports
Perimeter Walls:	Solid wall with four inch wall externally around the perimeter forming a cavity
Floors: Ground Floor:	Concrete (assumed) Tiles, bricket and laminate floor coverings
First Floor:	Joist and floorboards with embedded timbers and joist hangers and with some steel supports (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (all assumed).

Heating:	There is a Glow worm wall mounted Micron boiler located within the utility room.
Electrics:	The electrics are 1970's/1980's and are located in the dining room
Gas:	The consumer unit was not located
Drainage:	The manholes are located to the left Septic tank to rear left

We have used the term 'assumed' as we have not opened up the structure.

ACTION REQUIRED: Your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

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EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future home when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 400 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

Overview of building

Before we start, we need to explain more about the building as a whole. We believe that originally this was probably a land workers cottage, which would have been very small, probably one room in width and one storey, possible two storeys high.

Over the subsequent years it has been extended and altered. The present owners advised they carried out many of the extensions and alterations to the property and advised during the course of our question and answer session that he had a building company and damp proofing company as well as running a radio station and media production company which was located in the next door building. The building was extended and altered to the owners tastes to create an older style Tudor look property.

During our question and answer session the owner advised many things that could not physically be seen, for example that the original brick walls have had a second wall surrounding them in some areas to add insulation, etc. He also discussed the beams, many of which are false beams. Equally there are some that do have a structural function and there are also hidden support from steelwork that is hidden by timbers, all of this makes this quite a complex building and to add to this the

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building sits on a relatively poor quality soil (we believe it was once a river bed) and we are advised has had underpinning over the years.

Underpinning defined

This is where foundations are put under the original foundations.

During the course of the survey we could see some of the original work, which is much more lightweight than we would now consider acceptable, for example within the roof there is thinner timbers and there is deflection to the floor. We discuss these within the report to help you decide whether this would make an appropriate home for you.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

Once you have read the report we would recommend that you revisit the property to review your thoughts on the building in light of the comments we have made in this survey.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

- 1.0) The building has potential.
- 2.0) The property has reasonable sized grounds with a number of outbuildings.

We are sure you can think of other things to add to this list.

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The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1.0) Unknown construction not to today's standards

Originally this was a very basic land workers cottage.

Land workers cottage defined

This is a small cottage for someone who worked on the land with very limited income and indeed limited rights in years gone by and next to no assets and would have probably rented this building off a farmer.

The cottage was then developed as were many cottages from a single width room to a double room. It would originally have been in what is known as vernacular or local construction, being heated by an open fire and perhaps having a trodden earth floor with tiles and a pantile roof.

Alterations and improvements over the years

Around this original building extensions have been added to a more modern standard (but not necessarily to a building regulation standard), probably with a shallow to no foundation possibly a pad or raft foundation.

Pad or raft foundation defined

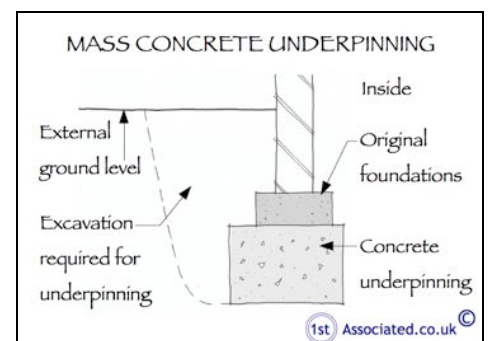
These were large foundations that ran continuously in a raft like shape under the building and were often used in areas where the soils were peat and where they gave slightly.

Underpinning

The owner advised during our question and answer session that underpinning has been carried out on the property.

Underpinning defined

This is where foundations are put underneath the original foundations.



Underpinning

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This does change the original building from being a relatively lightweight building that floated on the surface to being a much heavier structure. In theory the deeper foundations with the underpinning take strength from a better quality soil deeper down.

Perimeter Walls

Still considering the original building the owner advised that he added an outer wall around the building to provide better thermal properties, possibly better structural properties but ultimately it has also added weight to the structure.

Extensions and alterations

In more recent times (we mean the past fifty or so years) there have been a mixture of different buildings and different qualities added around this original structure. Whilst some of them look fairly similar they are likely to have quite different construction.

Single storey shiplap boarding (left of property)

This looks fairly typical of the sort of size extensions that we find on original land workers cottages. Whilst we can see that the shiplap boarding looks relatively new, as does the double glazing (remembering our definition of new meaning the past fifty or so years), we have been unable to establish the construction of this.

Building regulations

With a house that is developed and grown as this one has, we believe there will be some construction within it that will not meet current building regulations or possibly building regulations at the time. We often find that on more rural buildings such as this the building regulations were not strictly adhered to and we find that as such there can be some movement in the building.

The existing owner ran/was part of the building company

During the course of our discussions with the existing owner he advised that he had/was part of the building company. This unfortunately or fortunately can mean you get the best or the worst job in the world and means the builder does know how to do the work but will also know how to cut corners and it also can be considered

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as what is known as a hospital job to the builder which is a job they go to when they have not got any other work.

2.0) Main roof condition

Roof Covering

We can see that there is a heavy moss covering to the tiles which could cause deterioration and spalling to the tiles beneath. We are also concerned, given the roof construction that we can see, that there may be dips in the tiles that have been hidden by the sheer amount of moss on the roof.



Front roofs



General view of rear roofs



Rear right roof

ACTION REQUIRED: We would recommend during the summer months using a soft brush to remove small areas of the moss to see the condition of the tiles. We would then, based upon this, either carry out an overhaul of the roof replacing damaged tiles, etc and leave watertight or it may be more economical and better in the long term to actually partly re-roof. It is difficult to comment further without further investigation.

ANTICIPATED COST: Extensive overhaul of the roof £1,000 - £2,000. Re-roofing part and in whole £5,000 - £15,000. It is very difficult to give certain figures without further investigation particularly due to the roof structure. Please read on.

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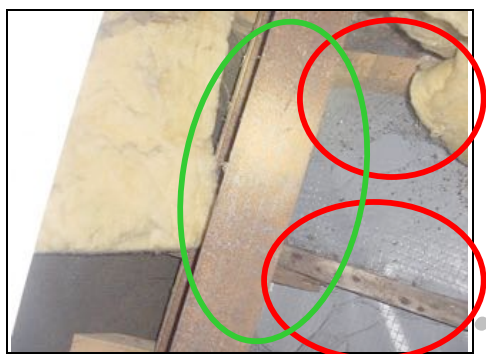


3.0) Roof Structure

We were able to access the main two storey roof from within the bathroom, we have not been able to view the rear right roof properly but have been able to get access to some of the single storey roofs. What we could see in the main roof was fairly typical of what we would expect in an old style property but having said that given the amount of alterations that have been carried out in this property we would have expected a new roof truss to have been added particularly given the size of the relatively small timbers in the property. What has in fact happened is (from what we can see being in mind from within the roof space we can only see about twenty to thirty percent of the roof) a relatively lightweight common rafters have had extra strength in the form of a steel running through the roof.

Common rafters defined

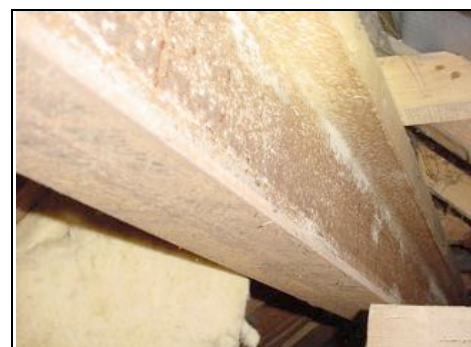
The ones that form the pitch of the roof.



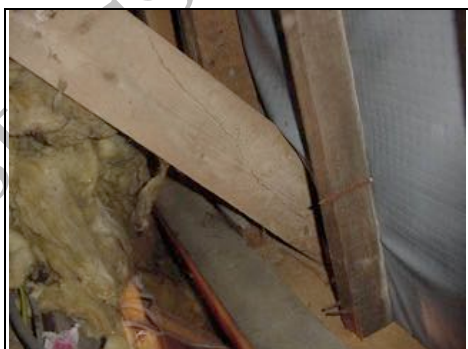
Very thin common rafters (red)
Rusting RSJ (green)



RSJ rusting in roof above
bathroom



Rusting RSJ



Split in common rafter



Purlin opening up

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Why is the RSJ rusting?

This is because there is a plastic protective underlayer. These were used in the 1970's and 1980's and generally are no longer used as they create condensation within the roof which unfortunately is not good for the relatively thin common rafters or the RSJ.

RSJ defined

Rolled steel joists or metal beams.

ACTION REQUIRED: Ultimately in the long term the entirety of this main roof will have to be re-roofed and at the same time we would recommend adding a new roof structure.

ANTICIPATED COST: £5,000 - £10,000; quotations required.

Please see the Roof Section of this Report.

4.0) Cracking/movement – is the building moving?

We do think there is some movement to the building. There could be a number of reasons for this, it is probably built on a peat or silt bed being in this area and originally a river bed area and it is on a sloping site. It also has lots of different types of construction and it also has been underpinned. The details of the underpinning are unknown to us (see our legal advisor comments at the end of this section). We also noted excessive deflection in the front bedroom.

Given all of these factors we do feel it will be difficult to stop this movement completely, the very difficult bit is whether this is acceptable movement given all of these parameters.

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Outside areas



Crack in pressed concrete driveway



Movement in paving area

Kitchen



Crack in kitchen



Crack in kitchen

Bathroom



Crack in bathroom



Crack in bathroom



Crack in bathroom cupboard

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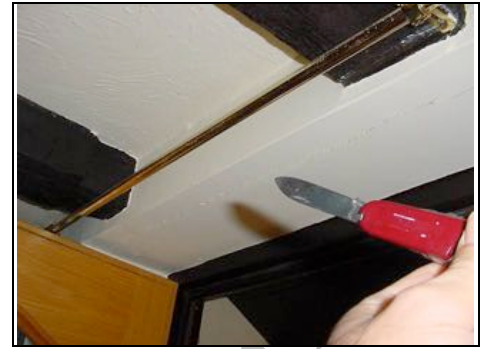
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Cracking in middle reception room/family room

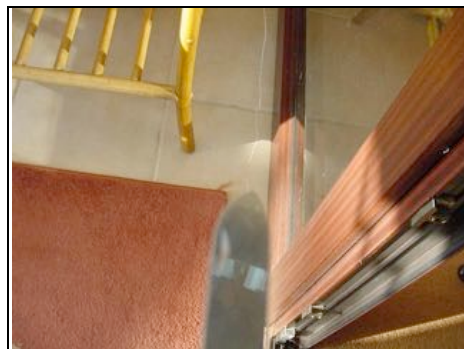


Cracking to middle reception room

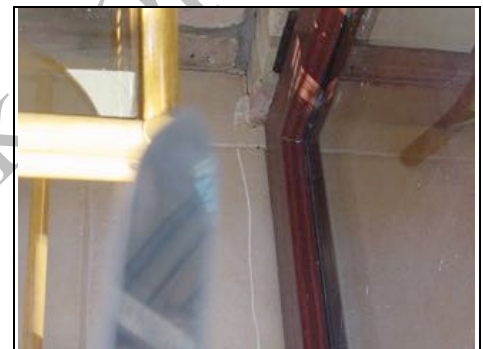


Cracking to middle reception room

Cracking in conservatory



Crack in conservatory



Crack in conservatory

ACTION REQUIRED: On reflection we feel that there is likely to be progressive movement. If you are happy to take on a building with movement a way of resolving it is for the existing owners to take out an insurance claim, advising that the cracking has been noted by a structural surveyor (this should cost them nothing other than time to write the letter). This usually means that the insurance company will carry out a monitoring exercise (the Building Research Establishment recommend monitoring any cracks for a minimum of one year) to establish if there is any progressive movement. Your future liability will be limited to the cost of the excess on the insurance providing the insurance company is happy for you to take over the insurance claim.

Your solicitor needs to ensure this is a legally watertight process and ensure your liability is limited to paying the excess on the insurance only.

However we would add we do think it would be very difficult to stop the building from moving completely due to the ground conditions.

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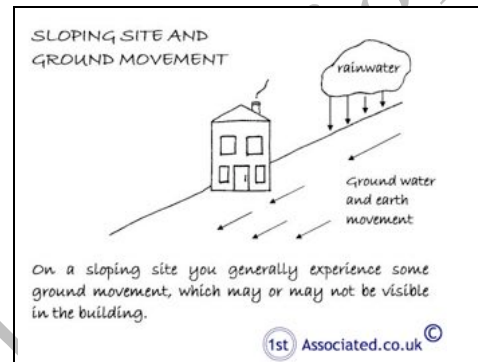


5.0) Sloping site

The property sits on a sloping site. Any property on a sloping site is more susceptible than one on a flat site; it is simply the laws of gravity. Foundations normally allow for such occurrences, particularly in new properties. There can still be some minor movement.



Sloping site



Sloping site

Retaining wall

There is a good sized retaining wall to help level out the rear of the property. We did note that the retaining wall does not have weepholes.



Retaining wall



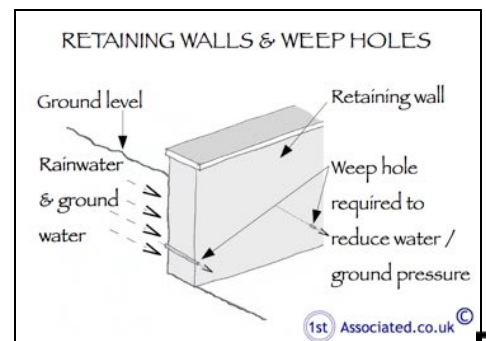
No weepholes to retaining wall



Retaining walls

ACTION REQUIRED: Add weepholes.

ANTICIPATED COST: A few hundred pounds; quotations required.



Retaining wall needs weep holes

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6.0) Dampness

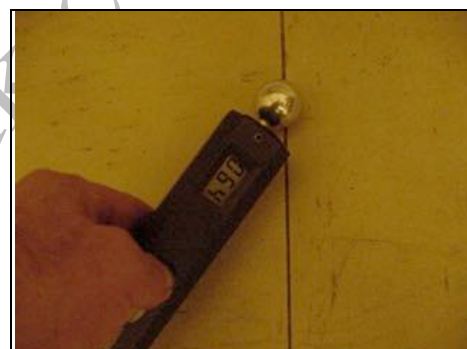
The ground is generally high around some parts of the property and there is a sloping site. We found dampness within the property. We believe it is coming up through the floor as well as through some of the walls. We can see in some areas that there is a low damp proof course and we can see in other areas there does not appear to be a damp proof course although we have been advised by the owner that they did put a damp proof course in (as he was a damp proof contractor).



Damp proof course too low

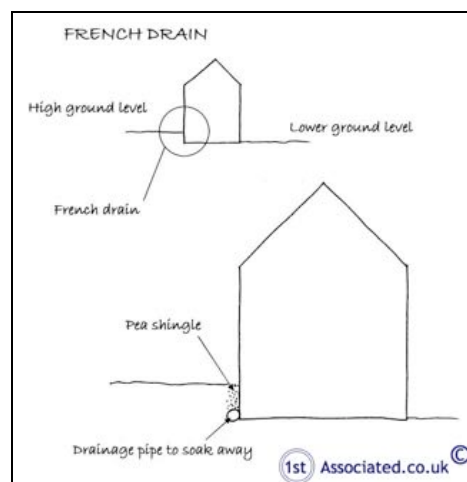


High damp reading



High damp meter readings in utility room

ACTION REQUIRED: The property is on a slight sloping site and as such generally we find that a french drain around the property is the best way to help reduce the dampness but in this case if you wanted to be completely dry you may also have to take up sections of the floor and put in a damp proof membrane.



French drain

ANTICIPATED COST: For a French drain £2,500 - £5,000. For a damp proof membrane including lifting the floors and putting a new floor down we would expect costs to be in the region of £2,000 - £3,000 per floor depending on

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what you find and what sort of floor finish you want as this may be more expensive; please obtain quotations.

7.0) Timber beams and deflection to the floors

We are not sure if you are aware but the interior timbers are not original although from discussions with the owner/builder he advises that they are from old structures such as windmills, etc. It does give the impression of a Tudor type property. In some areas the timbers hide RSJ's.

RSJ defined

Rolled steel joists or metal beams.

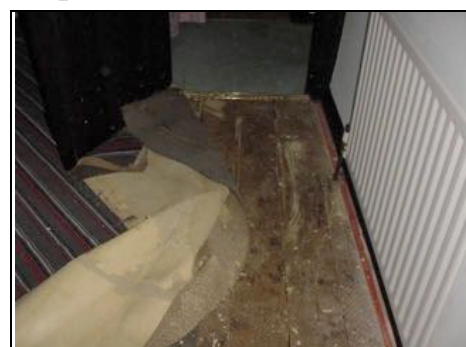


Not old timber beams

Deflection to the floors

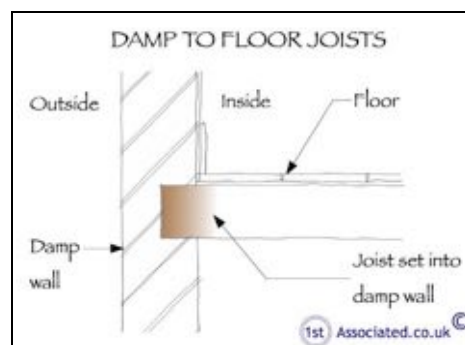
It was noted in the front bedroom there is considerable deflection in the floor. It seems very strange considering it is a relatively short span.

ACTION REQUIRED: We would recommend the floors are opened up. We did lift the carpets. It could be the joists had rotted where they are embedded into the walls, it could simply be that they are not big enough (note our comments on the roof timbers) or it could be that they have woodworm or some other similar problem.



Lifted carpets

ANTICIPATED COST: A few hundred pounds to carry out investigations and opening up the floors and then likely to be £1,000 or so to add stability to the floor. Please obtain quotations.



Embedded timbers

Please see the Ceilings and Walls Section of this Report.

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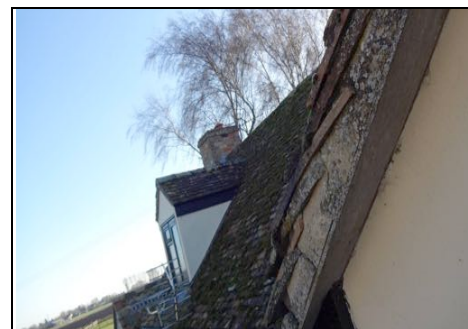
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8.0) Asbestos

We found asbestos to the verge of the roof which does mean there could be asbestos to the rest of the property.



Asbestos to verge

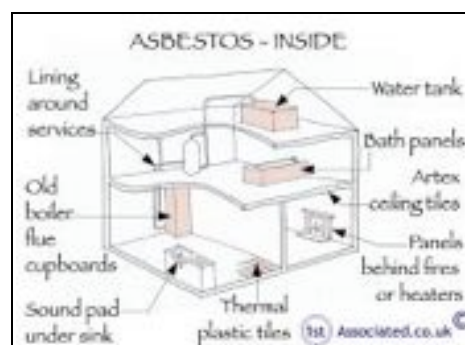
When this property was built asbestos was a common popular material which was used almost as commonly as wood.

The generic sketches show typical areas where asbestos can be found in these properties



Asbestos - outside

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.



Asbestos - inside

ACTION REQUIRED: The only way to be a hundred per cent certain with regards to Asbestos in a property is to have an Asbestos report with samples taken and the recommended action carried out.

We would always recommend any asbestos is removed from a property as it can not only be dangerous, it can affect the value of the property.

ANTICIPATED COST: Asbestos costs can vary considerably; we are forever surprised at the variety in quotes. Please obtain quotations.

Please see the Other Matters Section of this Report.

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Services

9.0) Dated electrics

Where we could see the electrics they looked to be dated. We particularly noted the 1970's style ceiling lights.

ACTION REQUIRED: We recommend an Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

ANTICIPATED COST: £250 - £500 plus any work recommended; please obtain quotations.

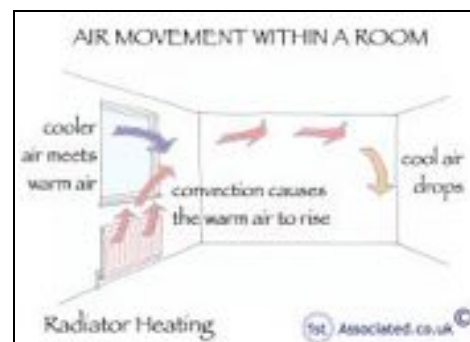


1970s light on landing

10.0) Condensation

Depending upon the construction of the building we do believe there is a higher than average possibility of getting condensation due to the small or lack of extract fans in the humidity generating areas such as the kitchen, bathroom, cloakroom and utility room and also some of the internal radiators.

ACTION REQUIRED: We would recommend large humidity controlled extract fans are added to the kitchen, the bathroom and any areas that are used for drying clothes internally during winter months (we would assume that clothes will be dried externally during the warmer months). By large extract fans we mean 150mm. We would also recommend that some of the internal radiators are moved underneath windows to give better air circulation.



Air movement

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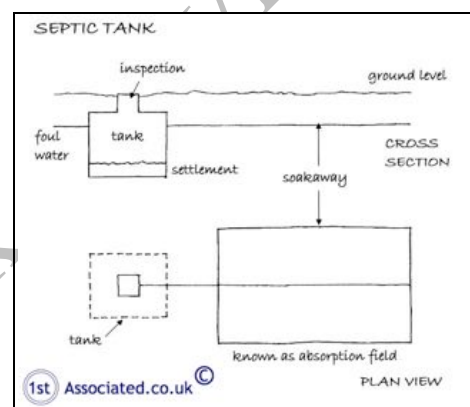


ANTICIPATED COST: We would anticipate costs between £250 - £500 per extract fan depending upon the wiring required. We always recommend quotes are obtained before work is agreed/commenced.

Please see the Dampness Section of this Report.

11.0) Septic tank

The property is served by a traditional septic tank installation, a private drainage arrangement that is entirely the responsibility of the building owner. Septic tanks can be of brick, concrete or modern GRP construction but should all operate on the principle of solids being broken down by bacteria, the partly treated foul water then being disposed of by discharge into adjacent ground by a system of soakaways, land drains or perforated pipes: we have been unable to determine the adequacy of treatment or the effectiveness of the disposal arrangements. We are advised the septic tank is a modern glass reinforced plastic (GRP) unit. It looked to be full.



Septic tank

ACTION REQUIRED: We recommend you get the existing owner to empty the septic tank and also get contact details of who regularly empties it. If you forward this information onto us we would be more than happy to talk to them to confirm the quality of the septic tank.

Please see the Services Section of this Report.

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The Ugly

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

We have found more than the average number of things that we would classify as bad. We would specifically comment upon the roofs and the movement.

There are enough other things within the bad section to make this a high risk purchase and we would recommend you considering the purchase very carefully. Unless you are very comfortable with the issues that we have discussed we would not recommend purchasing the property.

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Other Items

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of an older property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

Services

Whilst we have carried out a visual inspection of the services within the property we also need to advise you of the following:

Electrics

The electrics are located within a cupboard in the dining room. The Institution of Engineering and Technology (IET) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

There is a gas boiler within the utility room which we are advised is relatively new; details on this should be obtained. We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

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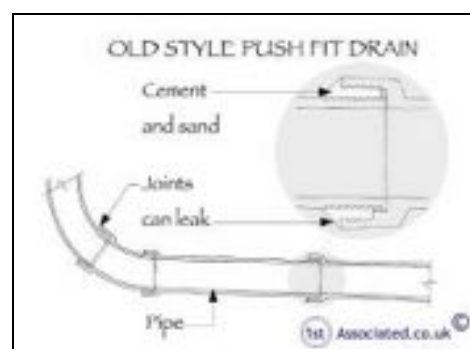
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Drainage

The property has a septic tank. Please see our earlier comments.

In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years. Whilst we ran the tap for 15 minutes without any build up or blockages the only way to be 100% certain of the condition of the drains is to have a closed circuit TV camera report.



Push fit drain

Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

ACTION REQUIRED: We would reiterate that we recommend with regard to all services that you have an independent check by a specialist contractor.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating to turn the property into your home. We have detailed these and other issues within the main body of the report.

Purchase Price

We have not been asked to comment upon the purchase price in this instance, we have however referred you to sources of general information on the housing market within the Information on the Property Market Section, which can be found in the Appendices at the end of the Report.

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Every Business Transaction has a Risk

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any “**ACTION REQUIRED**” points.

Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £125 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.

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SUMMARY UPON REFLECTION



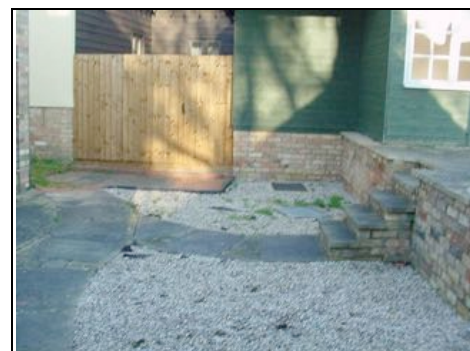
The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

Once thing that kept also occurring to us was that the pea shingle to the front of the property and to some extent to the sides could be hiding all sorts of defects in the ground. Also the shiplap boarding looked relatively new and again it could be hiding things in the construction and that the property was on a considerable sloping site and has been hidden by pea shingle and the provision of retaining walls.



Pea shingle to front of property and newness of shiplap boarding

Please note our advice that we consider this to be a high risk property even if you do know and understand the property to some extent, dealing with poor ground conditions can be particularly difficult. We dealt with one property with similar ground conditions for over ten years monitoring it and carrying out work before we managed to get insurance on it. We would be more than happy to discuss this with you. As always every building is different, it may be that you will be lucky after a year of monitoring that they consider any movement acceptable. It is a level of risk that you need to consider.



Retaining walls

We would refer you to our comments in the Executive Summary, 'Good', 'Bad' and 'Ugly' Section and ask that you re-read these.

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

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We would ask that you read the Report in full and contact us on any issues that you require further clarification on.

MORE ABOUT THE REPORT FORMAT

Just a few more comments about the Report format before you read the actual main body of the Report.

TENURE – FREEHOLD (OR AS GOOD AS)

We have assumed that the property is to be sold Freehold or Long leasehold, with no unusual or onerous clauses and that vacant possession will be available on completion. Your Legal Advisor should confirm that this is the case.

ESTATE AGENTS – FRIEND OR FOE?

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We are employed as Independent Chartered Surveyors and offer an independent point of view.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement for Building Surveys, as agreed to and signed by yourselves. If you have not seen or are not happy with the terms of engagement please phone immediately 0800 298 5424 or email the secretary from which this survey came from.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

**THE DETAILED PART OF THE REPORT
FOLLOWS, WORKING FROM THE TOP OF
THE PROPERTY DOWNWARDS**



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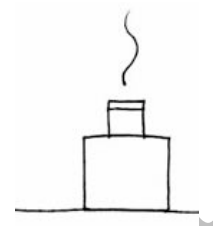
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EXTERNAL

CHIMNEY STACKS AND DORMER WINDOWS



Chimney Stacks

Chimneys developed originally from open fires placed within buildings. From this, the chimney has developed to its present day format where it is used as an aesthetic feature and focal point rather than purely just to heat the room.

There are two chimneys to this property they are located to the front right and rear right (all directions given as you face the property).

Chimney One – located to the front right

This chimney is brick finished with a lead flashing. From what we could see from ground level it looked in average condition considering its age, type and style. This chimney has been capped.



Front right chimney

ACTION REQUIRED: Periodically inspect the chimney.



Capped chimney

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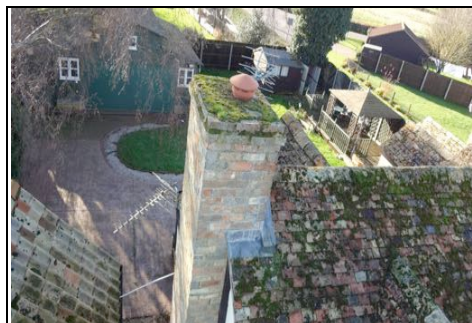
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Chimney Two – located to the rear right

This chimney is brick finished with a lead flashing. From what we could see from ground level it looked in average condition considering its age, type and style.



Rear right chimney



Rear right chimney

ACTION REQUIRED: Periodically inspect the chimney.

Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

Flaunchings Defined

A low, wide cement mortar fillet surrounding the flue terminal on top of the chimneystack to throw off rainwater.

Capping Defined

Capping is a practice used when chimneys are no longer in use to prevent moisture from entering the structure in the form of rainwater via the chimney. This usually involves the closing of the chimney with a tile or slab positioned across. It should include vents to allow air circulation.

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Dormer Windows

Dormer windows are often used where rooms are formed within the roof space and have the advantage of allowing light into the area and also giving the head space to allow them to be stood next to.

The property has five dormer windows, two to the front, two to the right, one to the inner right. The dormers have tiled roofs, rendered sides with a fascia board but without gutters.

Finally, Dormer windows have been viewed from ground level and literally from the dormer windows themselves.



Dormer window



Rear inner dormer

Finally, we have made our best assumptions on the overall condition of the chimney stacks and dormer windows from the parts we would see above roof level. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera. A closer inspection may reveal latent defects.

Please also see Chimney Breasts, Flues and Fireplaces Section of this Report.

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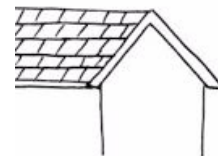
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ROOF COVERINGS AND UNDERLAYERS



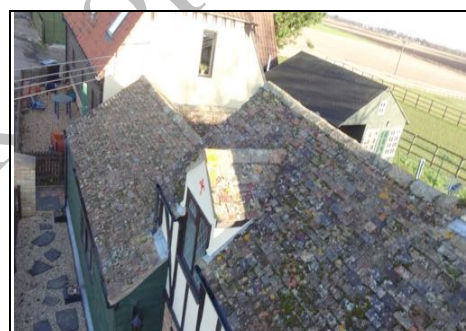
The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

Dependent upon the age of your property and the type of construction a protective underlayer may or may not be present, please read on:

We will consider the roofs in three areas, the main roof, the single storey pitched roof and the conservatory roof.

Main Roof

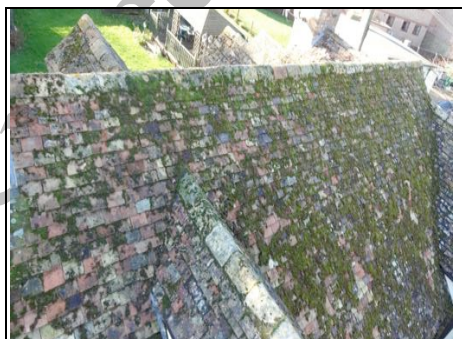
The main roof is pitched and clad with tiles, and, from ground level, this looks in below average condition considering the roofs age type and style with major repairs required. We can see that there is a heavy moss covering to the tiles and we can also see that some of the tiles are spalling



Main roof



Rear right



Rear right roof



Moss is coming off main roof (right side) landing on the conservatory and then filling up the gutters

ACTION REQUIRED: Please see our comments in the Executive Summary.

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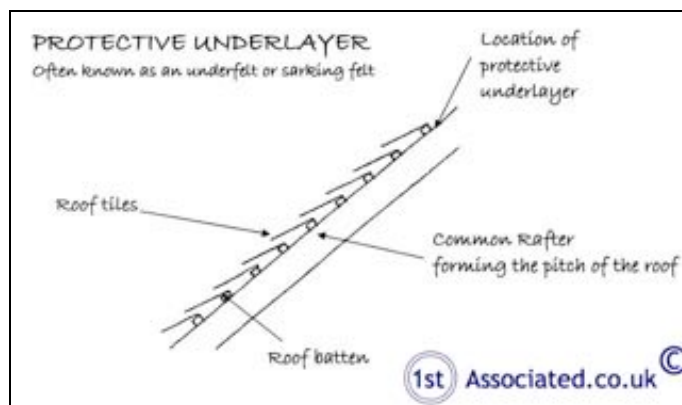
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Protective Underlayer (Often known as the sarking felt or underfelt)

From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.



Protective underlayer

Main roof from bathroom

When we inspected the loft space we found a reinforced plastic sarking felt and a hessian underlayer. Reinforced plastic sarking felt was used in the 1970s/1980s and its use was generally stopped because it was susceptible to causing condensation unless the roofs are adequately vented, which they are usually not. Please see our further comments as a combination of a protective underlayer that causes condensation and thin roofing timbers is a problem.



Plastic sheet and hessian



Plastic protective underlayer that causes roof to sweat/condensate



Nails coming through the plastic sheeting of protective underlayer

We have not been able to view the rear right roof.

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Rear left roof over utility room

Within the main roof there is a roofing felt rather than a protective underlayer.



Roofing felt rather than protective underlayer

Roof in front left cloakroom

When we inspected the loft space we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, with damage in some areas which is what we typically find.



Hessian



Torn



Deterioration

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Single Storey Pitched Roofs

The roof is pitched and clad with roman tiles, and, from ground level, this looks in below average condition with moss and spalling tiles. We would recommend the moss is cleared.



Single pitched roof covered in moss



Leadwork to single pitched roof



Tiles spalling and ending in gutters of single storey roof

Conservatory roof

The conservatory has a polycarbonate roof which looks in average condition.



Conservatory roof



Polycarbonate roof

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera and high level photography.

Finally, we have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.

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ROOF STRUCTURE AND LOFT

(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Main Roof

Roof Access

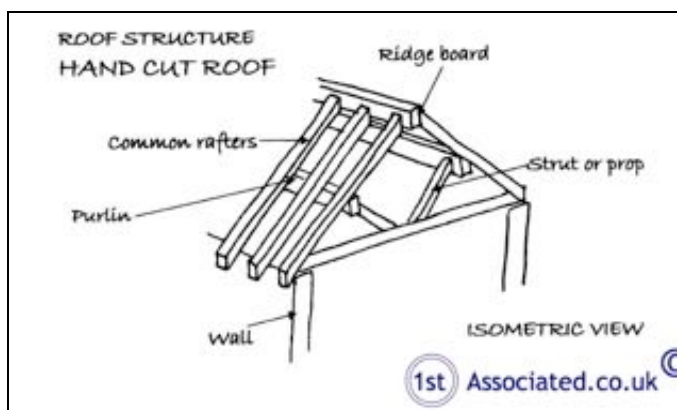
There are several roof accesses:

- 1) First floor within bathroom front (note; we have not seen rear right roof)
- 2) Rear left in utility room
- 3) Front left cloakroom

We not been able to view the rear right main roof; we would have like to have viewed this roof due to the general poor condition of the roof tiles. We also have not been to view the single pitched roof.

Roof Structure

This type of roof structure has what is known as a cut timber roof. This is a roof that is purpose made and hand built on site.



Cut timber roof

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Roof Timbers

We have inspected the roof structure for:

1. Serious active woodworm
2. Structurally significant defects
3. Structurally significant dry rot
4. Structurally significant wet rot

Our examination was limited by the general configuration of the roof and the insulation. What we could see was generally found to be in below average condition for its age, type and style. It is, however, feasible that there are problems in the roof that are hidden.



Purlin opening up



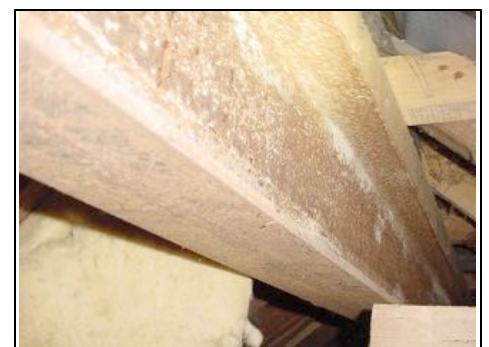
Split in timber in main roof
Nails puncturing through the
protective underlayer



General view of main roof



Rusting to RSJ in main roof



RSJ

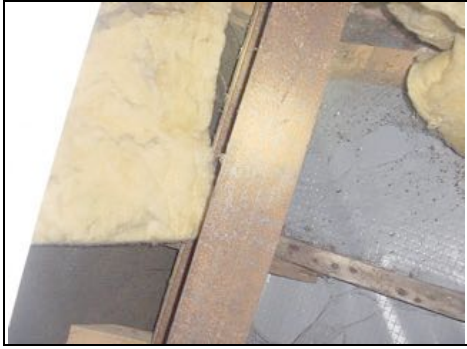
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Very thin common rafters



Split in common rafter



RSJ in roof above bathroom

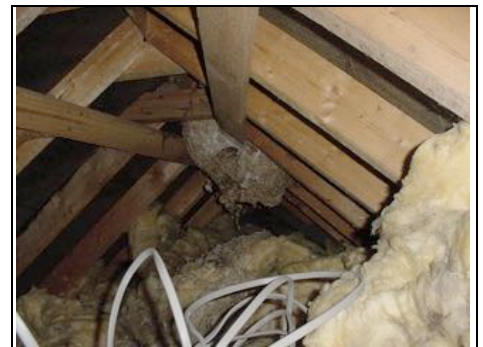
ACTION REQUIRED: The only way to be 100 per cent certain is to have the roof cleared and checked.

RSJ defined

Rolled steel joists or metal beams

Roof from rear left utility room

There was a wasp's nest in this roof. This roof looked in average condition.



Loft space from rear left utility room

Roof above front left cloakroom on ground floor

This roof looked in average condition.

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Water tank



Roof above cloakroom



Roof above cloakroom

Common rafters defined

Timbers which form the pitch of the roof.

Purlins Defined

Purlins are the horizontal cross members that give support to the common rafters.

Water Tanks

There was a water tank in the roof above the front left cloakroom.

We would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks). As you are often cleaning your teeth with this water it is best that it is as clean as possible!



Water tank in roof of front left cloakroom

Ventilation

No ventilation was noted.

Insulation

Please see the Thermal Efficiency Section of this Report.

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Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. We found a mass of wiring particularly in the front left roof which is one of the reasons why we believe you need an electric check.



Wiring everywhere in roof above front left cloakroom

Please see our further comments in the Services Section of this Report.

Finally, we would ask you to note that this is a general inspection of the roof, i.e. we have not examined every single piece of timber. We have offered a general overview of the condition and structural integrity of the area.

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GUTTERS AND DOWNPIPES



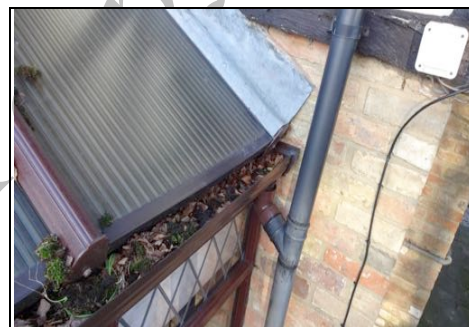
The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Gutters and Downpipes

The gutters and downpipes are plastic. They are in below average condition for their age, type and style due to:

- 1) The amount of moss in them from the roof which is not surprising, they do not look to have been cleared for some time.
- 2) Battle against the leaves – there are mature trees in the area and you will have a constant battle year in, year out with clearing the gutters. You do need to be aware of this.



Gutters need a clean

Downpipes feed directly into the ground

The downpipes feed directly into the ground so if there is a blockage then the drain would have to be opened up. This is a practice we are not particularly keen on; we would much prefer a gulley.



Downpipe feeding directly into ground with moss around it indicates that it gets blocked

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Downpipes discharging directly into ground

ACTION REQUIRED: We would recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints.

We also recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

ANTICIPATED COST: The gutters need to be cleared which is a few hundred pounds and ideally gulleys added which will cost another few hundred pounds; quotations required.

Soil and Vent Pipe

The soil and vent pipes are plastic.



Plastic soil and vent pipe does not discharge high enough



Soil and vent pipe going down within study

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Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

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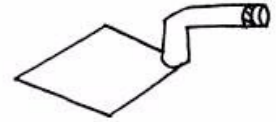
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WALLS



External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

The walls are constructed of painted render with some stick on Tudor style timbers, stretcher bond brickwork and Shiplap boarding.



Front view

Render

The property to the upper level has a mock Tudor look with painted roughcast render. This is in average condition; there may be some minor deterioration to the timber. Our real concern is what is underneath the render.

Bell mouth to base of render

We would prefer to see a bell mouth type detail at the base of the render but tradition has it that timber is used which can often rot.



Bell mouth detail



Timber to base

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Painted render/painted walls

Do not underestimate the amount of time/cost it will take to repaint the property particularly as there is high level work which is likely to need scaffolding which can be expensive.

Brickwork

The property is built in a Stretcher bond brickwork. From talking to the owner he advises that this is an outer cladding of brickwork hiding the original cladding that has been added to give a better thermal efficiency of the building which we feel no doubt will have worked. We have found that the ground level is slightly high to the damp proof course; please see our comments in relation to this.



Stretcher bond brickwork

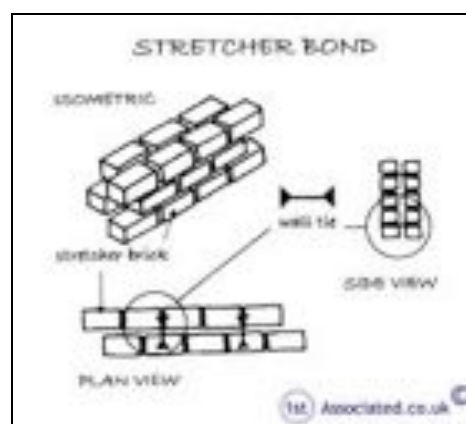
The term "Stretcher Bond" means that from the outside of the property, you can see a row of the sides of the bricks (known as "stretchers") followed by a course above of the same stretch of bricks set off so the joint is centrally above the "stretcher". This pattern would repeat throughout.



Brick meets mock timber

Cavity Walls

Cavity walls were first used in Victorian times. It originates from solid walls not always being waterproof against driving rain and not providing a good degree of thermal insulation. The design of cavity walls makes them relatively unstable and they depend upon the wall ties.



Stretcher Bond brickwork

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Wall Ties

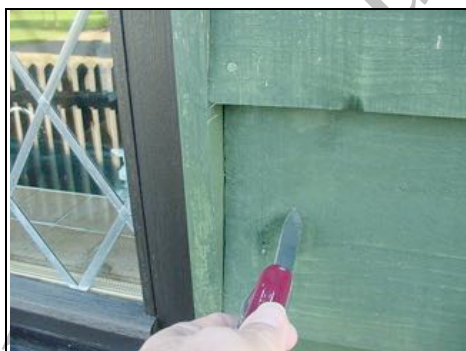
Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. We would typically see horizontal cracking where there are problems. In this case we have not noted any cracking however wall tie failure is a progressive problem. We would add as there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties. As such we cannot be hundred per cent certain with regard to this problem unless we open up the structure.

Shiplap boarding

The shiplap boarding looks relatively new. There is a lead detailing to a concrete base which makes a good seal where water would get in otherwise. Our only concern is if water sits on it and then goes back underneath the weatherboarding. Generally we noted that just the shipboard boarding you can see has been painted.



Shiplap boarding looks relatively new



Knife test to shiplap boarding



Lead detailing to the base

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by painted render / brickwork / shiplap boarding / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, concrete lintels, rubbed brick lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

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Our comments have been based upon how the painted render / brickwork / shiplap boarding / plasterwork has been finished. We have made various assumptions based upon what we could see and how we think the painted render / brickwork / shiplap boarding / plasterwork would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

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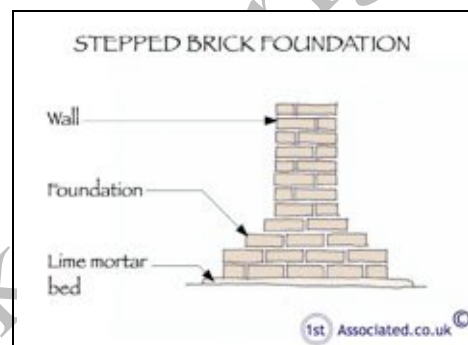
FOUNDATIONS

The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre deep foundations.

Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a shallow to no foundation originally or possibly a raft foundation. A stepped brick foundation is likely to the newer extensions. We are advised the property has been underpinned.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Stepped brick foundation

Building Insurance Policy

You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc.

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this.

Cracks

Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection; the Building Research Establishment recommend a year of monitoring of any cracking.

We would refer you to our comments with regard to building insurance throughout this report.

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Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

We would always recommend that you remain with the existing insurance company of the property.

As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

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TREES



Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There are lots of trees, some of which are particularly close to the building within what we would term as influencing distance but you do need to speak to your insurance company as they may have a different interpretation for insurance reasons. They do not look like they have been maintained for a long time. We did notice that one tree had been cut down. This looked to have been some time ago.



Tree

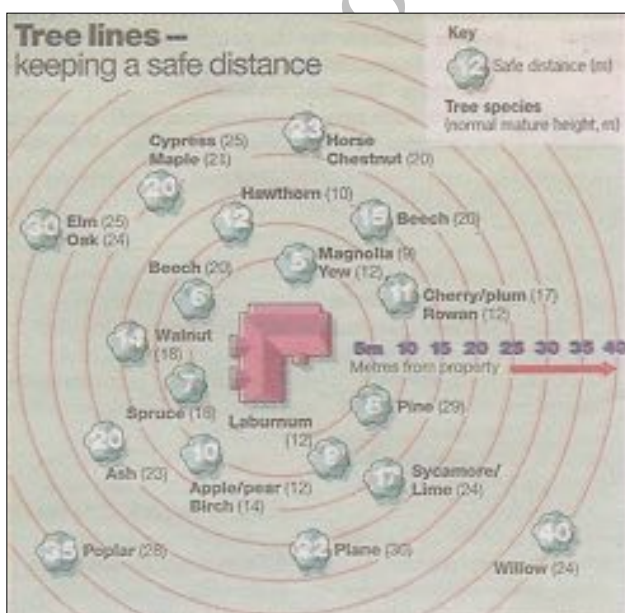
Also note electric mini generator

ACTION REQUIRED: We would recommend an arboriculturalist (not a tree surgeon) is asked to view the property and give a ten year plan for maintenance.

ANTICIPATED COST: In the region of £250 - £750; quotations required.



Tree cut down

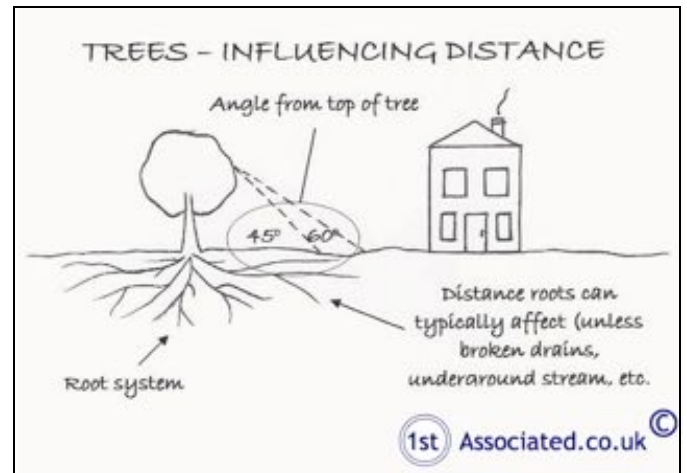


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Influencing distance of trees to a property

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Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property.

Please also refer to the External Areas Section.

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DAMP PROOF COURSE



The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, although this took many years for it to become standard practice.

In properties of this age it is unlikely that a damp proof course would have been built in originally. However, often they have had damp proof courses added at a later date. In this case the DPC is too low. We would recommend a French drain is added.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Damp proof course too low

Your attention is drawn to the section of the report specifically dealing with dampness.

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

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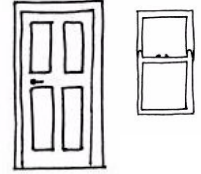
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FASCIAS AND SOFFITS AND WINDOWS AND DOORS



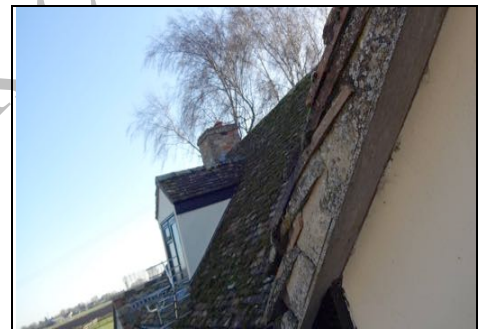
This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.

Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Fascias and Soffits

The fascias and soffits are timber. They are painted and we would comment they are in average condition for their age, type and style. We noted the verge is asbestos.

ACTION REQUIRED: Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits.



Asbestos to verge

Windows and Doors

The property has double glazed timber windows without trickle vents. Generally they look to be of an average quality for their age, type and style. We noted minor wet rot in the bathroom window.

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution.



Timber double glazed windows

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Knife Test

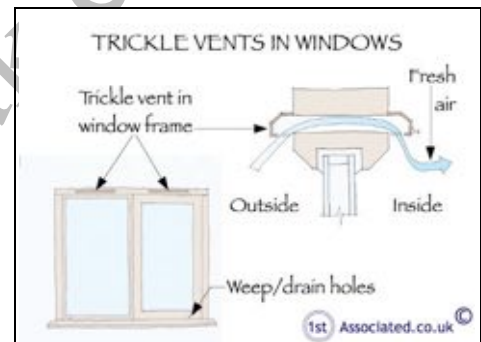
We have tested the windows by pushing a knife into a random selection. We generally tend to do the lower windows as access is easier.



Wet rot to bathroom window

Trickle Vents Defined

Trickle vents allow a trickle of air through, therefore stopping/reducing the likelihood of condensation occurring within the property.



Trickle vents

Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.

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EXTERNAL DECORATIONS

The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

The external decorations are in average condition. We could be cynical and say that it may well be hiding some problems; we would refer you to our comments in the Executive Summary.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

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INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES



In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

Ceilings

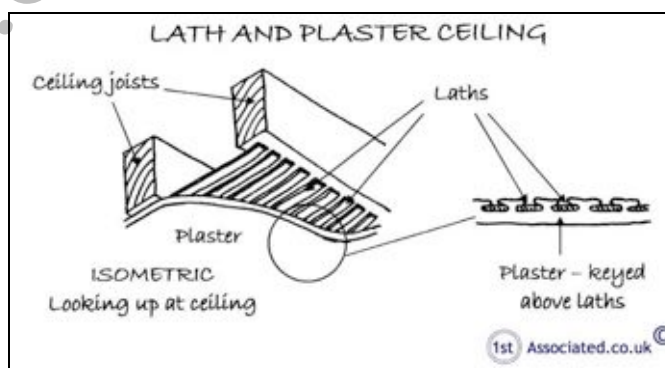
From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings possibly have some original lath and plaster remaining, however we believe that most of it has been replaced with a modern plaster. We have not opened up the ceilings.



Not old timber beams

Lath and Plaster Defined

Laths are thin strips of timbers which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry, is given further coats and often a decorative finish.



Lath and plaster ceiling

Plasterboard Defined

The usual name for Gypsum plasterboard which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

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Textured paint, commonly known as artex

We noted a textured paint on some ceilings, for example the landing. Sometimes there is asbestos in older style artex. We do not believe this is the era of textured paint that has asbestos but as you have other asbestos in the property we would get it double checked just to be extra safe.



Artex on landing

Internal Walls and Partitions

These are, we believe a mixture of solid and studwork construction with some steel supports. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

Perimeter Walls

Originally these would have been constructed with a wet plaster. We are advised they are a solid wall with four inch wall externally around the perimeter forming a cavity.

Again, we cannot be 100% certain of the wall construction without opening them up which goes beyond the scope of this report. This comment has been based on the visual look of the wall which is relatively “smooth” and normally means a modern finish.

Finally, ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken (unless permission has been obtained by yourselves). In some cases the materials employed cannot be ascertained without samples being taken and damage being caused.

We cannot comment upon the condition of the structure hidden behind plaster, dry lining, other applied finishes, heavy furniture, fittings and kitchen units with fitted back panels.

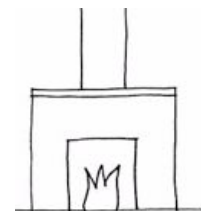
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CHIMNEY BREASTS, FLUES AND FIREPLACES



With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.

The chimney breasts are located to the right hand side (all directions given as you face the front of the property). The chimneys lead into feature fireplaces in the dining room and the lounge in the form of a mock inglenook fireplace built by the present owner. You need to check when the chimneys were last swept before you use them.



Front right chimney breast sits partly externally



Rear chimney breast sitting externally



Inglenook fireplace

A chimney may have been removed on the left side of the property.



Looks like chimney has been removed on left side of property

Finally, we will comment on the condition of the chimney breast where we can see the chimney breast. If we can see a chimney breast has been removed we will inspect for signs of movement and advise. However, often the chimney breasts are hidden so we cannot comment. Also additional support can be concealed very well when chimney breasts are hidden particularly when plastered over.

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Your Legal Advisor needs to specifically check with the Local Authority for removed chimneys and associated chimney breasts and Building Regulations Approvals and advise by e-mail immediately if chimney breasts are found to have been removed. We would recommend opening up the structure to check the condition. If we are not advised we will assume the relevant Building Regulations Approval has been obtained.

It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney Stacks, Flues Section of this report.

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FLOORS



Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

The floors felt solid under foot so we have assumed that they are constructed in concrete. Originally we are advised by the owner the floor was trodden earth and tiles which is something we have come across a few times in this sort of cottage.

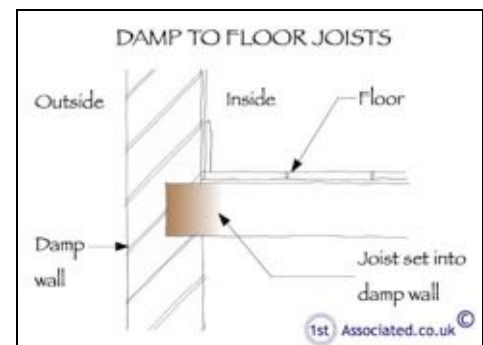
However, we have not opened up the floors or lifted the carpets / floor coverings.



Bricket and tiled floor

First Floor

We have assumed that the first floor construction is a mixture of traditional timber and joist and floorboards with embedded timbers, as this is typical in this age of property.



Embedded timbers

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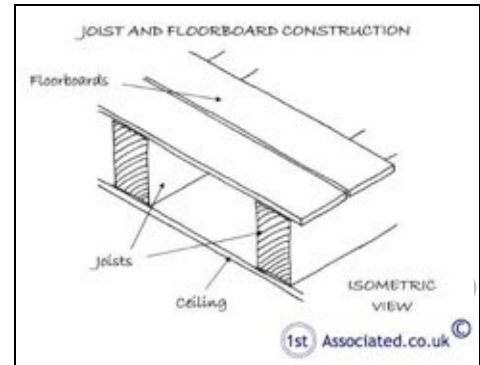
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Joist and Floorboard Construction Defined

These are usually at first floor level consisting of a joist supported from the external walls, either built in or, in more modern times, sitting upon joist hangers, sometimes taking additional support from internal walls, with floorboards fixed down upon it.



Joist and floorboards

Deflection

The front right bedroom deflects, we believe, excessively. The rear master bedroom has some deflection as well.

ACTION REQUIRED: Please see our comments in the Executive Summary with regard to opening up the floors. Possibly the wrong sized timbers have been used and possibly there has been some deterioration to the end joists.



Floor in front right bedroom

Finally, we have not been able to view the actual floors themselves due to them being covered with bricks, tiles and laminated flooring etc. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

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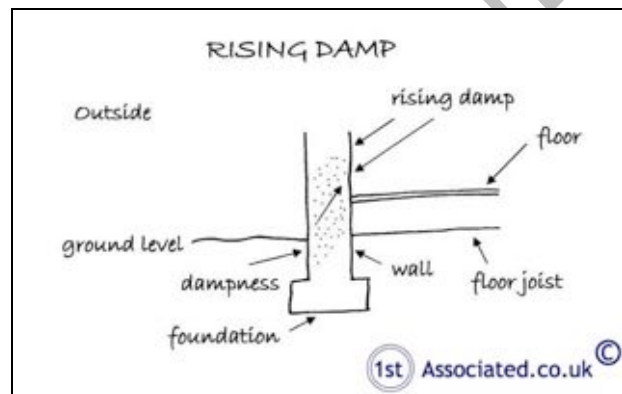


DAMPNESS

In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above. Much evidence points towards there being true rising damp in only very rare cases.



Rising damp

A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found significant rising damp.

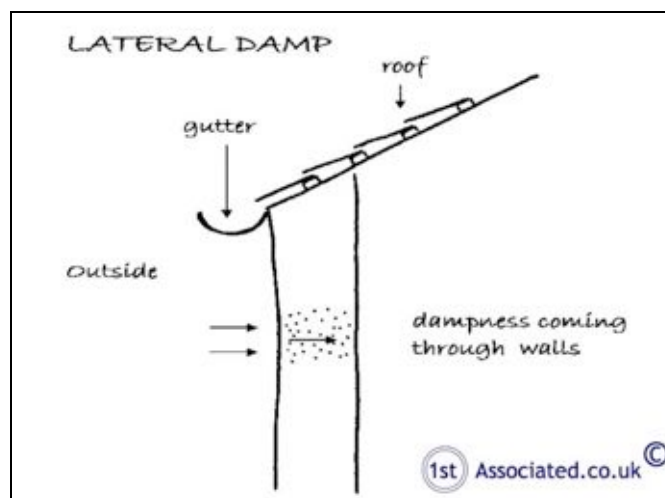
ACTION REQUIRED: Please see the Executive Summary.



High damp reading

Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.



Lateral damp

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We used a resistance meter on the external walls.
We have not found significant dampness.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Testing for lateral dampness

Condensation

This is where the humidity held within the air meets a cold surface causing condensation.

At the time of the inspection there were no significant signs of condensation however we believe the property has a higher than average chance of condensation.

Condensation depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating, cooling and ventilation of properties and opening windows to air the property regularly.

ACTION REQUIRED: Please see our comments in the Executive Summary.

Extract fans in kitchens, bathrooms and drying areas

A way of helping to reduce condensation is to have good large extract fans with humidity controlled thermostats within the kitchens and bathrooms and also in any areas where you intend to dry clothes which are moisture generating areas.



Extract fan in cloakroom

ACTION REQUIRED: We would recommend large humidity controlled extract fans be added to kitchens, bathrooms and any rooms where you intend to dry clothes.

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We

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have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

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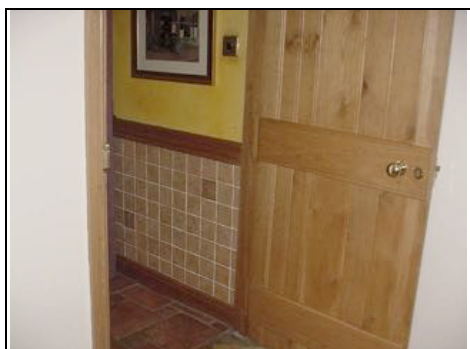
INTERNAL JOINERY



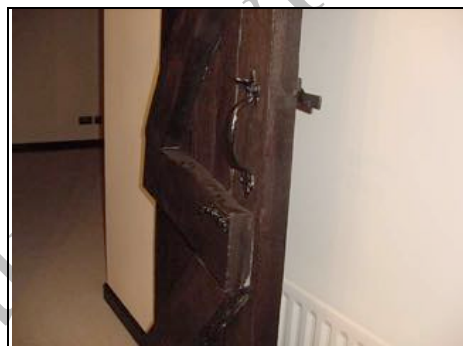
This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Doors

The property has some substantial doors. There are from ledge and brace style doors to modern timber doors with a mixture of ironmongery.



Modern timber door



Bedroom – example of heavy door

Staircase

We noted that the underside of the staircase was exposed. It is more normal today to have a half hour fire barrier to stop fire spreading from the ground floor to the first floor in a worse case scenario. You may wish to take a view on whether you add this.



Exposed staircase

Kitchen

We found the kitchen in average condition. Please note our comments with regards to cracking. We have not tested any of the kitchen appliances.

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general over-view of the condition. Please also see the External Joinery/Detailing section.

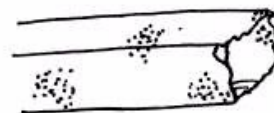
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TIMBER DEFECTS



This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.

Dry Rot

*Dry rot is also sometimes known by its Latin name *Serpula lacrymans*. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.*

We have not visually seen any significant dry rot during the course of our inspection. We would advise that we have not opened up the floors and we had a limited view of the roof.

Wet Rot

*Wet rot, also known by its Latin name *Contiophora puteana*, is far more common than dry rot. Wet rot darkens and softens the wood and is most commonly seen in window and doorframes, where it can relatively easily be remedied. Where wet rot affects the structural timbers in a property, which are those in the roof and the floor areas, it is more serious.*

We have not visually seen any signs of significant wet rot during the course of our inspection. We noted wet rot to the bathroom window. There is a chance of wet rot within the roof.

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Woodworm



Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.

The roof is the main area that we look for woodworm. Within the roof we found no obvious visual signs of significant woodworm activity or indeed past signs of significant woodworm activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings. We would comment in this instance that the conditions are ideal for woodworm.

ACTION REQUIRED: If you wish to be 100 per cent certain that there is no woodworm the only way would be to check the property when is emptied of fixtures and fittings etc.

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

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INTERNAL DECORATIONS



With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

Internal decorations are in average condition. Please note our comments with regards to the cracks that are visible, there may be other cracks that are hidden.

Finally, we would draw your attention to the fact that removal of existing decorative finishes may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

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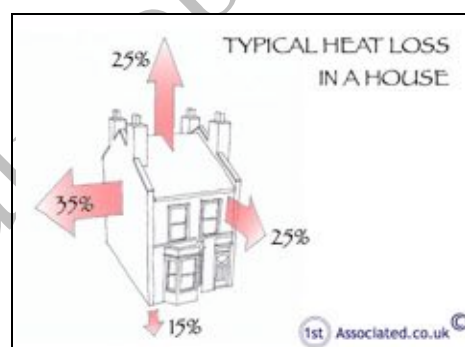
THERMAL EFFICIENCY



Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation. Since then insulation standards have increased considerably and today we are looking at typically using insulation not only in the roof but also in the walls, floors and windows and more recently considerable work has been carried out on how efficient boilers are within properties. Care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

Roofs

Some roof insulation was present although not to current Building Regulations requirements of 300mm. In this instance it ranges from 100mm to 300mm.



Typical heat loss

Walls

It is very difficult to comment on the walls without opening them up. The main building wall we are advised is a sort of cavity, an outer brick layer with an insulated cavity and an inner wall, we have deemed this from talking to the existing owner. Again, we would have to open it up to be certain.

Windows

The windows are double glazed and therefore will have reasonable thermal properties.

Services

The boiler is located in the utility room. Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

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Summary

Assuming the above is correct, this property is average compared with what we typically see. Please note we have not seen the Energy Performance Certificate.

Further information can be obtained with regard to energy saving via the Internet on the following pages:

HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

or alternatively www.cat.org.uk (Centre for Alternative Technology)

*or Sustainable Energy Without the Hot Air by David J C MacKay
HTTP//www.withouthotair.com/Videos.html to download for free or buy a paper copy as we did.*

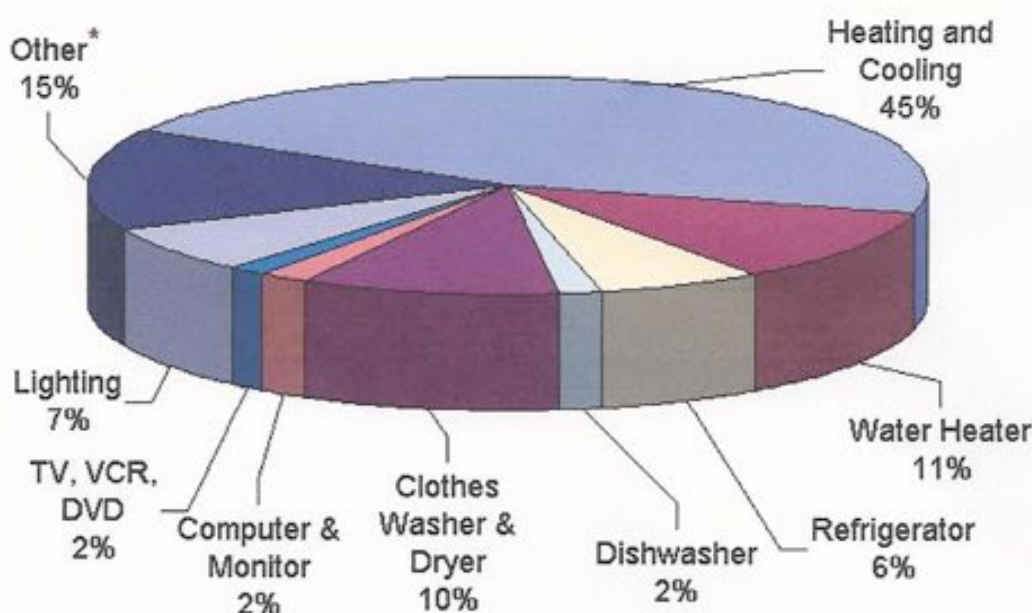
It is worth watching the video How Many Light Bulbs? by David J C MacKay – can be viewed on YouTube

HIPs

We understand that HIPs were suspended from 20th May 2010. Energy Performance Certificates are required before a sale completes.

Finally, we would comment that energy we feel will become a major consideration in years to come, particularly with the greater focus in modern buildings on energy efficiency.

What does my energy bill pay for?



OTHER MATTERS



In this section we put any other matters that do not fit under our usual headings.

Security

We noted a security alarm box to the front of the property over the entrance porch. A good alarm system should not only help reduce break-ins but also help reduce your insurance. We are not experts in this field and therefore cannot comment further.

ACTION REQUIRED: Further information should be obtained from the vendor and the installer.

Fire / Smoke Alarms

Some smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age this is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

ACTION REQUIRED: We would recommend, for your own safety, that additional smoke detectors are installed. We would always recommend a hard wired fire alarm system and are also aware that some now work from a wireless signal which may be worth investigating. Whilst fire is relatively rare it is in a worst case scenario obviously devastating.

Insurance

We would always recommend staying with the existing insurance company, and then if there are any problems you should not have the difficulty of negotiating with two insurance companies passing the blame between each other.

We would refer you to our comments with regard to building insurance throughout this report.

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Asbestos

In a property of this age there may well be some asbestos. In this case we have noted asbestos to the perimeter of the roof. Asbestos was fairly common in buildings up to the 1970's/1980's.

In years gone by asbestos was commonly used as wood and can be found in all sorts of places. Asbestos was used post war until it was banned only in the UK in the last ten years or so. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

ACTION REQUIRED: If you wish to confirm you are 100 percent free of asbestos you need to have an asbestos survey carried out.

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SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Building Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

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ELECTRICITY



It is strange to think that electricity only started to be used in domestic properties at the turn of the 19th century with gas lighting still being the norm for a good many years after.

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the Institution of Engineering and Technology (IET) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

Fuse Board

The electric fuses and consumer units were located in the dining room. The fuse board looked 1970's/1980's and better are now available.



Fuse Board

Earth Test

We carried out an earth test in the kitchen area to the socket point that is normally used for the kettle, this proved satisfactory.



Earth test

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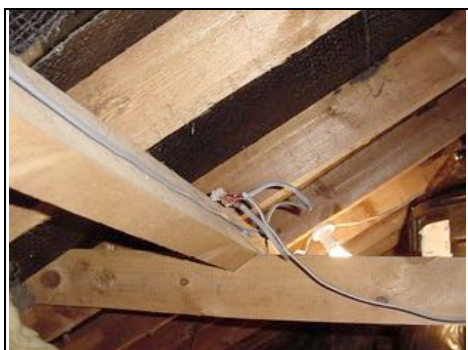
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Wiring in the roof

Our concern is if this sort of wiring is visible, what other wiring is there which is hidden.



Wiring in the roof



Wiring in the roof

ACTION REQUIRED: As the property is changing occupancy an Institution of Engineering and Technology (IET) test and report and any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

In addition to this your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

For basic general information on this matter please see the appendices at the end of this report.

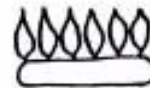
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GAS



There is very little we can check for in a gas installation, we do inspect to make sure there is one and that it has a consumer unit and that the boilers are vented. Ideally you should have a service inspection carried out by an independent Gas Safe registered plumber.

We believe that the property has mains gas however the consumer unit was not located.

All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of Gas Safe; works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

ACTION REQUIRED: As a matter of course it is recommended that the entire gas installation is inspected and made good, as necessary, by a Gas Safe registered contractor. Thereafter the installation should be serviced annually.

Carbon Monoxide

No carbon monoxide monitors were noted.

ACTION REQUIRED: It is recommended that an audible carbon monoxide detector is fitted (complying with British Standard EN50291) within the property. Carbon monoxide detectors are no substitute for regular servicing of gas installations and their flues.

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PLUMBING AND HEATING



In this section we do our best from a visual inspection to look at how the water is supplied to the property, how the supply is distributed around the property, how it is used to heat the property and how it is discharged from the property.

Water Supply

The controlling stopcock was not located. It is important that its presence is established in case of bursts or leaks. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

ACTION REQUIRED: Ask the owners or Estate Agent to show you where it is, although we would not expect most Estate Agents to know where it is. We noted a water filter system in kitchen.

Water Pressure

When the taps were run to carry out the drainage test we checked the pressure literally by putting a finger over the tap and this seemed average. The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones have a constant supply of pressured water (they would blow up if they didn't!).

Cold Water Cistern

The water tank is located in the bathroom and requires a lid.

The original idea behind a water tank was to help water pressure and to give an emergency supply of water.



Water tank

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Hot Water Cylinder

There is a hot water cylinder located in the bathroom. It is factory insulated, which indicates that it is relatively new (in this case we mean in the last 30 years). This cylinder will therefore have a good thermal efficiency, although not as good as the more modern hot water cylinders.



Factory lagged hot water cylinder

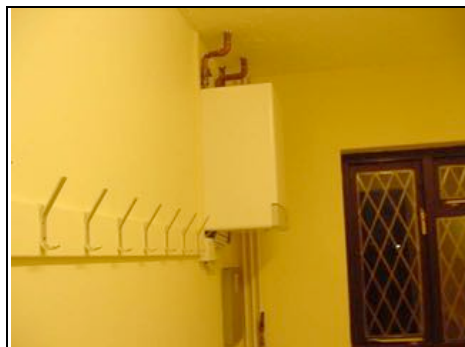
Plumbing

The plumbing, where visible, comprises copper piping. No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts.

Heating

There is a Glow worm wall mounted Micron boiler located within the utility room.

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects but we would nevertheless recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.



Boiler



Feature radiator

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Ten Minute Heating Test

The heating was on during the course of the survey and it was pleasantly warm.

Finally, it should be noted that the supply pipe from the Water Company stopcock to the internal stop tap is the responsibility of the property owner.

We cannot comment on the condition of the water service pipe to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

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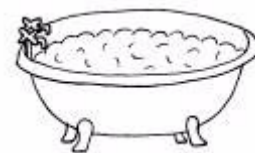
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BATHROOM

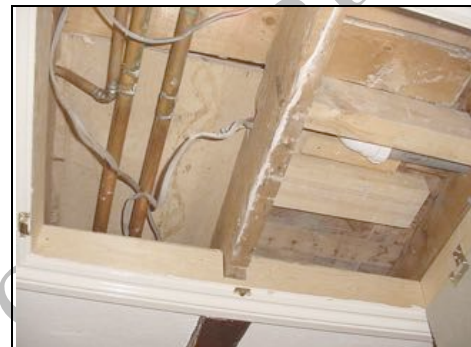


In this section we consider the overall condition of the sanitary fittings such as the bathroom, the kitchen, the utility room and the cloakroom.

Bathroom

The property has a bathroom suite, consisting of a shower, bath, wash hand basin, bidet and WC, which looks in average condition.

Unusually there is an access to the drainage to the bathroom in the entrance lobby underneath the bathroom area.



Roof space in entrance area

Shower to Master Bedroom

The master bedroom has a shower which is slightly unusual as it goes straight from the bedroom but could be considered handy.

Shower room on Ground Floor

The ground floor has a four piece bathroom suite, consisting of a shower, wash hand basin, bidet and WC, which looks in average condition.

Finally, although we may have already mentioned it above we would reiterate that it is important to ensure that seals are properly made and maintained at the junctions between wall surfaces and baths and showers etc. We normally recommend that it is one of the first jobs that you carry out as part of your DIY on the property, as water getting behind sanitary fittings can lead to unseen deterioration that can be costly, inconvenient and difficult to repair.

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MAIN DRAINS

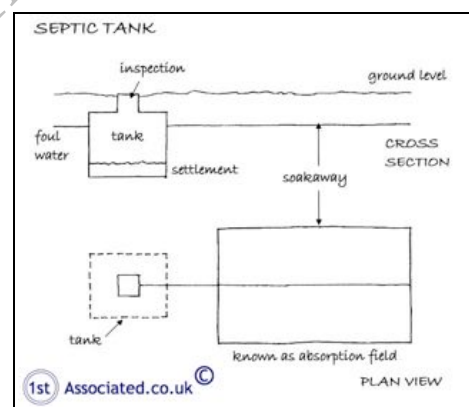
The sanitary system, as we know it now, came into being some 100 years ago during the Victorian era and works so successfully today it is often taken for granted. It is only in recent years that re-investment has taken place to upgrade the original drainage systems.

It is assumed that the foul drains from the property discharge into a public sewer; this should be confirmed by your Legal Advisor prior to exchange of contracts, who should also provide information in respect of any common or shared drains including liability for the maintenance and upkeep of the same.

The cold taps have been run for approximately quarter of an hour in the Kitchen. No build up or back up was noted. Please see our comments on the manholes.

Septic Tank

The property is served by a traditional septic tank installation, a private drainage arrangement that is entirely the responsibility of the building owner. Septic tanks can be of brick, concrete or modern GRP construction but should all operate on the principle of solids being broken down by bacteria, the partly treated foul water then being disposed of by discharge into adjacent ground by a system of soakaways, land drains or perforated pipes: we have been unable to determine the adequacy of treatment or the effectiveness of the disposal arrangements.



Septic tank



Septic tank

Emptying of septic tank

We would always recommend that the present owners empty the septic tank so this can then be inspected. If you pass the number of the company that carries it out to us we will then chat with them as well. We are advised that it is a glass reinforced plastic tank.

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Inspection Chambers / Manholes

For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.

We have identified three inspection chambers / manholes.



Drains on left side entrance

Inspection Chamber / Manhole One front left

We duly lifted the cover and found it to be free flowing at the time of our inspection.

From what we could see it is brick built.



Manhole one

Inspection Chamber / Manhole Two left opposite utility room

We duly lifted the cover and found it to be free flowing at the time of our inspection.

From what we could see it is brick built.



Manhole two

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Inspection Chamber / Manhole Three located to the rear left corner

We duly lifted the cover and found it to be partially blocked at the time of our inspection. We asked the owner about this and he advised that no longer did any drainage come from next door.

ACTION REQUIRED: We would recommend this is checked and confirmed by your solicitors as it is very important.



Partially blocked

We have only undertaken a visual inspection of the property's foul drains by lifting covers and running water from the taps within the house.

Finally, it must be emphasised that the condition of the property's foul drains can only be ascertained by the carrying out of a test; such a test has not been undertaken. Should there be leaks in the vicinity of the building then problems could occur, particularly with respect to the stability of the building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

Rainwater/Surface Water Drainage

Whilst very innocent looking rainwater downpipes can cause lots of problems. If they discharge directly onto the ground they can affect the foundations and even if they are taken away to soak-aways they can attract nearby tree roots or again affect foundations.

Some rainwater drains are taken into the main drainage system, which is now illegal (as we simply do not have the capacity to cope with it), and can cause blockages to the main drains! Here we have done our best from a visual inspection to advise of any particular problems.

We have been unable to determine the ultimate means of rain/surface water disposal.

Finally, rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

Please also see our comments within the Gutters and Downpipes section.

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OUTSIDE AREAS

OUTBUILDINGS



There are several outbuildings with the property.

- 1) Double detached garage/work area to the right
- 2) Single long garage behind the property
- 3) Media office/studio rear left
- 4) Various sheds (not inspected)

We have only had the very briefest of inspections, as this is a large property the focus has been on the main building. If you wish us to do a specific report on the other buildings then you need to instruct us for this separately. We are offering here a brief overview.

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SUMMARY OF CONSTRUCTION

Double detached garage/work area to the right

Main Roof: Shallow pitched mineral felt tiled style roof
Note; surrounded by trees

Gutters and Downpipes: Plastic
One gutter is literally being pushed by one of the nearby trees

Walls: Horizontal weatherboarding
Brickwork to base with lead flashing

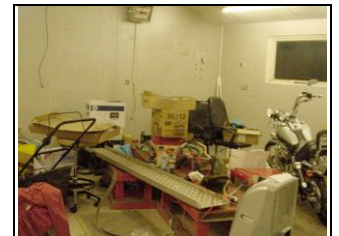
Windows and Doors: Timber



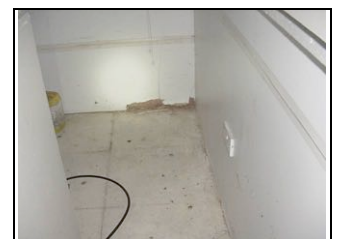
Shallow pitched mineral felt tile roof



Double garage



Internal view



Dampness in double garage

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SUMMARY OF CONSTRUCTION

Media office/studio rear left

Main Roof: Mineral tiled roof

Walls: Shiplap boarding
Just the sides you can see have been painted
Side wall is effectively a retaining wall and therefore will get lateral dampness

Windows and Doors: Timber



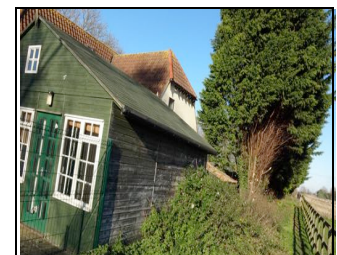
Media office



Media office



Media office



Left side of media room needs clearing of vegetation and re-staining

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SUMMARY OF CONSTRUCTION

Single long garage behind the property

Main Roof:	Pantile roof Some damaged
Gutters and Downpipes:	Plastic Full of leaves at time of inspection
Walls:	Shiplap boarding at high and low level Brickwork part wall Dampness getting in as side wall is effectively a retaining wall and is getting lateral dampness
Windows and Doors:	Timber



Single garage



Rear of single garage



Roof



Double doors and
brickwork



Floor

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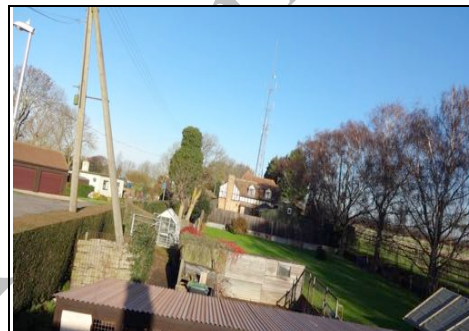
Boundaries: The left hand boundary (all directions given as you face the property) is usually the responsibility of the subject property.

Finally, whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

Neighbours

Left Hand Neighbours

The present owners of this property and the location of the radio station that the owner used to own Excel X – CEL FM Ltd. The radio mast is still present and very visible.



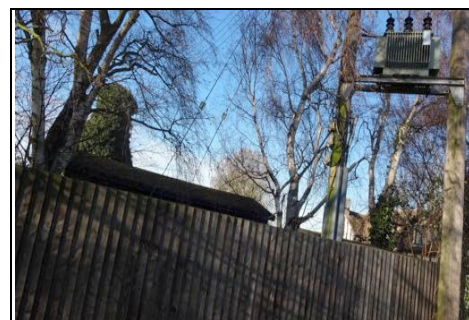
Mast

Right Hand Neighbours

We visited the right hand neighbours who advised they had been there for forty plus years and did not have any problems with the neighbours.

Mini electric substation

Some people are not happy to live close to these.



Electric mini generator

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POINTS FOR YOUR LEGAL ADVISOR

If you wish to proceed with your purchase of the property a copy of this report should be forwarded to your Legal Advisor and the following points should be checked by him/her:

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Removal of any chimneys in part or whole.
 - ii) Roof and similar renewals.
 - iii) Cavity wall insulation and cavity wall tie repairs.
 - iv) Removal of any walls in part or whole.
 - v) Double glazing or replacement windows.
 - vi) Drainage repairs
 - vii) Timber treatments, wet or dry rot infestations.
 - viii) Rising damp treatments.
 - ix) Central heating installation.
 - x) Planning and Building Regulation Approvals.
 - xi) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
 - xii) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.

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- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.
- k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.
- l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

However, with regard to Envirosearch or similar general reports please see our article link on the www.1stAssociated.co.uk Home Page.

- o) Any other matters brought to your attention within this report.

LOCAL AUTHORITY ENQUIRIES

Your Legal Advisor should carry out Local Authority searches to ascertain whether the property is a Listed Building and whether it is situated in a Conservation Area. They should also find out any information available with regard to Planning Applications and Building Control. We have not made any formal or informal Local Authority enquiries.

Finally, your Legal Advisor should carry out any additional enquiries they feel necessary and if they find anything unusual or onerous then we ask that they contact us immediately for our further comments.

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It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed!

Please do not hesitate to contact us on **0800 298 5424**.

For and on Behalf of
Independent Chartered Surveyors

This Report is dated: XXXX

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REFERENCES

The repair and maintenance of houses

Published by Estates Gazette Limited

Life expectancies of building components

*Published by Royal Institution of Chartered Surveyors and
Building Research Establishment*

Surveying buildings

*By Malcolm Hollis published by Royal Institution of
Chartered Surveyors Books.*

House Builders Bible

By Mark Brinkley, Published by Burlington Press

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LIMITATIONS

Our limitations are as the agreed Terms and Conditions of Engagement.

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXXX and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

APPROVALS/GUARANTEES

Where work has been carried out to the property in the past, the surveyor cannot guarantee that this work has been carried out in accordance with manufacturers' recommendations, British/European Standards and Codes of Practice, Agreement Certificates and statutory regulations.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

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As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

LAYOUT PLAN

We have used the estate agents floor plan as a guide to the layout of the building. We have not checked it for scale and accuracy.

WEATHER

It was a mild winter's day at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. Extremes of weather can affect the property.

NOT LOCAL

It should be noted the surveyors may not be local to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

OCCUPIED PROPERTY

The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey such as stored items within cupboards, the loft space and obviously day-to-day household goods throughout the property. We have, however, done our best to work around these.

JAPANESE KNOTWEED

We have not inspected for Japanese Knotweed. We would advise that we are finding that some mortgage valuation surveyors are setting valuations at zero on any property with Japanese Knotweed and are reluctant to lend where it is present.

ACTION REQUIRED: You need to carry out your own investigations on this matter before you commit to purchase the property and be aware that it could be in neighbouring properties which you do not have direct control over.

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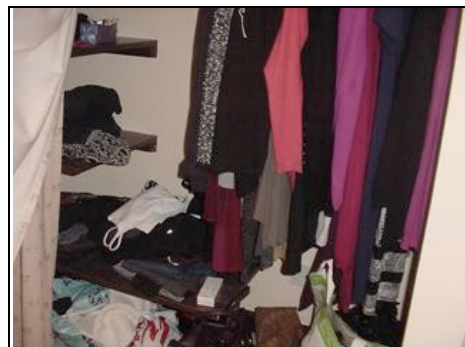
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INSPECTION LIMITED

Unfortunately in this instance our inspection has been limited as:

- 1) We had a limited view of the roof due to the insulation covering it. We were not able to access the rear right roof or the single storey roof.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 4) We didn't have the benefit of meeting you at the property to talk about your specific requirements.
- 5) We limited our inspection to the main property.



Stored items limited view

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

ACTION REQUIRED: You need to contact an insurance company today to make enquiries with regard to insurance on this property.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

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APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. French Drain Article

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THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

Here is our quick guide to the Regulations, but please take further advice from a qualified and experienced electrician.

From 1st January 2005, people carrying out electrical work in homes and gardens in England and Wales must follow new rules in the building regulations. All significant electrical work carried out in the home will have to be undertaken by a registered installer or be approved and certified by the local authority's building control department. Failure to do so will be a legal offence and could result in a fine. Non-certified work could also put your household insurance policy at risk.

If you can't provide evidence that any electrical installation work complies with the new regulations, you could have problems when it comes to selling the property.

There will be two ways in which to prove compliance:

1. A certificate showing the work has been done by a Government-approved electrical installer - NICEIC Electrical Contractor or equivalent trades body.
2. A certificate from the local authority saying that the installation has approval under the building regulations.

Homeowners will still be able to do some minor electrical jobs themselves. To help you, we've put together this brief list of dos and don'ts.

Work You Cannot do Yourself

- Complete new or rewiring jobs.
- Fuse box changes.
- Adding lighting points to an existing circuit in a 'special location' like the kitchen, bathroom or garden.
- Installing electrical earth connections to pipework and metalwork.
- Adding a new circuit.

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INFORMATION ON THE PROPERTY MARKET

We used to include within our reports articles on the property market that we thought would be of interest and informative to you, however we were concerned that in some cases these did not offer the latest information. We have therefore decided to recommend various websites to you, however it is important to realise the vested interest the parties may have and the limits to the information.

www.landreg.org.uk

This records the ownership of interests in registered land in England and Wales and issues a residential property price report quarterly, which is free of charge. The Land Registry is a Government body and records all transactions as far as we are aware, although critics of it would argue that the information is often many months out of date.

www.rics.org.uk

The Royal Institution of Chartered Surveyors offer quarterly reports via their members. Although this has been criticised as being subjective and also limited, historically their predictions have been found to be reasonably accurate.

www.halifax.co.uk and www.nationwide.co.uk

Surveys have been carried out by these two companies, one now a bank and the other a building society for many years. Information from these surveys is often carried in the national press. It should be remembered that the surveys only relate to mortgaged properties, of which it is generally considered represents only 75% of the market. It should also be remembered that the national coverage of the two companies differs and that they may be offering various incentives on different mortgages, which may taint the quality of information offered. That said they do try to adjust for this, the success or otherwise of this is hard to establish.

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www.hometrack.co.uk

This gives information with regard to house sale and purchase prices.

www.motleyfool.co.uk

We also like the Motley Fool website which is a general financial site and although it is selling financial services and other services they do tend to give a very readable view of the housing market.

www.rightmove.co.uk

This is probably the largest Internet search engine for estate agency sales and also has useful information with regard to prices of property (but it is not the same as having a chartered surveyor value it).

www.zoopla.co.uk

This is a good website for seeing the prices of properties for sale in a certain postcode area.

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French Drain

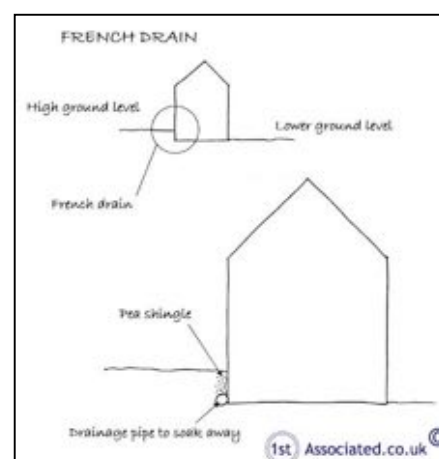
Using a French drain to resolve a dampness problem

We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area. This then discharges any rainwater against the building. Quite often the solution is to add a French drain.

Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel, although there is a bit more to them, as we will explain, they are almost a D.I.Y. job for most people and they are relatively easy to install and are low cost. However, you do need some care and attention, otherwise you can install what we have heard referred to, as the French pond.

What use is a French drain?

A French drain is a trench, the width of approximately six inches or 300 millimetres wide, or the width of your spade, and is approximately twice the depth, i.e. 12 inches or 300 millimetres. In most cases this will suffice, however, where there is a great deal of ground water you may wish to make the trench wider and deeper.



The French drain acts as an area where water soaks away quickly. We often recommend them close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away. For example, where a patio has been put in place which aims any rainwater at part of the wall. As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

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French drains must be on a slope

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should be on a fall to the drain. Whilst you should be able to ensure there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

You will then need to put the pipes down, fill the trench with half an inch, to an inch, of good sized gravel. You can leave it at that, or in addition you can cover with sand and then turf over. This is how a basic French drain is carried out.

The French drain system that we would recommend

This would be as described, although we would add to the base an inch or two of gravel on to which the perforated drainage pipe will rest. It will then wrap around that drainage pipe filter fabric. This is to stop the holes in the perforated pipe from blocking up. By the way, the drainage pipe should be four to six inches/100 millimetres to 250 millimetres. We would then fill with gravel. In addition to this, we would add a silt trap and this is added in the run of the pipe and is very similar to a road gully (not that's of much use if you don't understand how a road gully works). The silt trap is a rectangular box with a pipe opening at each end. The drained water passes onto this and any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling you to feed into a drain.

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980's. They are normally reinforced with a steel frame for additional strength and re-bedded in concrete.

The French pond!

French drains will, over time, clog up, which is why we recommend using a filter fabric. However, even with this they will eventually clog up. Unfortunately, there is no dyno-rod equivalent, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.

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